Mission:
Columbus Housing Partnership is a private, nonprofit organization founded in the belief that a decent and affordable home is the cornerstone of family life and a healthy community. Columbus Housing Partnership provides quality, affordable housing and related services for low to moderate income households in Columbus and the surrounding area. Through its activities, Columbus Housing Partnership is a partner in building communities and enhancing the lives of its residents.
Dear **Friends and Partners**

of Columbus Housing Partnership:

This year’s increased unemployment, on top of falling home prices, has exacerbated an already depressed housing market and has put even more Central Ohioans at risk of losing their homes. Everyday we see the financial and emotional toll the crisis takes on families. But because of our ability to adapt our services to meet the rising housing crisis, over the last five years we have helped nearly 5,000 households facing foreclosure. Our core programs have also remained strong, and this year even more people will complete our free Homebuyer Education program, which is crucial to preventing a future foreclosure crisis.

With all the talk of economic gloom, it is easy to miss the silver lining. Low interest rates, the $8,000 federal tax credit and low home prices, can make now a great time to buy a home. Homeport, our home ownership sales division, continues to renovate and build new, high-quality affordable homes, 18 of which were sold last year. During its 4½ year history, 62 homes have been sold through Homeport to well-prepared homebuyers, none of whom have had a foreclosure.

To meet the housing needs of those who are not yet able to be homeowners, CHP’s rental development program continues to expand. With one development under construction and three in the pipeline, Columbus Housing Partnership will complete 176 affordable rental units by the end of 2011. This $30 million economic investment in our community is generating many new jobs at a time when they are most needed.

In our existing communities, we are working hard to stabilize households. This year, with funding from the American Recovery and Reinvestment Act, our AmeriCorps and AmeriCorps*VISTA programs grew from 28 to 81 members. This growth allowed us to make a significant impact that helped children grow academically, made neighborhoods safer, reduced the incidence of eviction and provided even more opportunities for other housing related services.

Every day, in spite of the economy, Columbus Housing Partnership works on behalf of our residents and clients. We continue to serve as many families as we can to help minimize the impact on Central Ohioans who are most challenged by the economic climate; but we cannot do this alone! The future calls for help from new collaborations and our trusted friends and partners so that together we can strengthen and revitalize neighborhoods, assist people facing foreclosure, and develop quality affordable housing. We are grateful for your continued support and we pledge to continue this most important work that is bringing people home.

Sincerely,

Amy Klaben
President / CEO
Columbus Housing Partnership
Columbus Housing Partnership’s rental portfolio includes 28 communities with over 2,000 units, providing 6,000 people with a place to call home. In our communities, CHP connects residents with essential programs and services, helping them to become more knowledgeable and skillful in building a sustainable home-life and a sense of community.

**Rental Living:**
- By completing City View Homes, another 34 single-family lease-option homes became available in Franklinton
- Elim Estates, currently under construction, will provide 48 affordable single-family lease-option homes in Columbus’ Southeast side
- Elim Manor will provide 98 affordable, one-bedroom apartments for seniors in Southeast Columbus
- Whittier Landing will provide an additional 40 single-family lease-option homes in the near south side of Columbus

**Resident Services:**
- After-school and Summer Enrichment Programs
- Meals and Nutrition Programs
- Resident Councils/Block Watches
- Financial Fitness Workshops
- Social Service Referral
- The Benefit Bank
- Computer Labs
- Health and Safety Events
- Seasonal Material Assistance
- Eviction Prevention Program
- Workforce Development Programs
- English as a Second Language for kids and adults
- Short-term crisis case management
- Social activities for senior citizens
Rudolph King, a resident of Fieldstone senior homes, benefits from the Ohio Benefit Bank program. This year 324 households, including 197 children, received over $470,000 in tax refunds and cash benefits.

89% of children participating in CHP’s 2008-2009 after-school programs increased their academic performance by one letter grade or more.

AmeriCorps and AmeriCorps*VISTA Service Members impacted the lives of 851 children, devoting 31,266 hours to implement a summer enrichment program that included educational lessons and activities.

A record 13,121 nutritious breakfast and lunch meals were served.

Over 1,500 referrals for job seekers, education and other social service needs were made.
Columbus Housing Partnership’s Housing Counseling programs provide education and resources designed to create successful homeowners and improve financial well-being.

Programs Include:

- Homebuyer Education (English and Spanish)
- Financial Fitness (English and Spanish)
- Credit and Budget Counseling
- Down Payment Assistance
- Home Repair Workshops
- Mortgage Assistance
- Foreclosure Prevention
650 clients graduated from Columbus Housing Partnership’s Homebuyer Education workshops.

12,000 phone calls received seeking help.

1,226 foreclosure prevention clients served.

157 foreclosure prevention workshops completed.

$1,000,000 administered in down-payment assistance and foreclosure rescue dollars in the last five years.

70% of foreclosure prevention clients we helped in 2007 are still in their homes.

Purity Snelling, homeowner who received mortgage assistance and is currently enrolled in Financial Fitness workshops.
Columbus Housing Partnership created Homeport to build communities that provide buyers with a blend of urban sophistication and suburban style, committing to provide quality homes at an affordable price.

LEED Platinum Certification

The residence at 258 N. 21st Street was awarded Leadership in Energy and Environmental Design (L.E.E.D.) Platinum certification by the U.S. Green Building Council for achievement in green homebuilding. The home is the first Platinum-certified residence in the State of Ohio and was built by a collaboration consisting of non-profits, government, corporate and educational entities.
In the North of Broad (NoBo) community, Home Ownership has increased **300%** in the last five years.

Since 2004, Homeport Home Ownership has developed and sold **62** homes without any foreclosures.

Since 2008, Homeport Home Ownership has taken **27** vacant or foreclosed properties within the City of Columbus and has redeveloped them into desirable, marketable homes.
Awards and Events

Events, along with public recognition for our work, help to raise awareness of affordable housing and related issues facing the Central Ohio community.

2008-2009 Awards and Recognition

- Columbus Foundation Award
- U.S. Green Building Council’s Leadership in Energy and Environmental Design (L.E.E.D.) Platinum certification for the home at 258 N. 21st Street
- Ohio Dr. Martin Luther King, Jr. Holiday Commission Community Building Award
- Ohio Housing Finance Agency (OHFA) Sustainable Homeownership Excellence Award
- City of Columbus GreenSpotLight Award
- Better Business Bureau of Central Ohio Accredited Charity

2008-2009 Events

- Bringing People Home Celebration
- New Founders Society Appreciation Breakfast
- Bus Tour of Affordable Housing
- Second Annual Faith Leaders Summit on the Foreclosure Crisis
- The Columbus Board of Realtors Realtor Care Day
- Community Back-to-School Events

Janet Thiede,
Co-Chair, Columbus Board of Realtors at '09 Realtor Care Day
2nd Annual Faith Leader Summit on Foreclosure

Columbus Housing Partnership receives Community Building Award from Governor Ted Strickland
## CHP Portfolio

### Rental Communities Developed or Co-Developed by CHP and current Homeownership Communities under Development by CHP

<table>
<thead>
<tr>
<th>YEAR</th>
<th>PROPERTY</th>
<th>UNITS</th>
<th>UNIT TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>Elim Manor *</td>
<td>98</td>
<td>Senior</td>
</tr>
<tr>
<td>2009</td>
<td>Whittier Landing *</td>
<td>40</td>
<td>SFH</td>
</tr>
<tr>
<td>2009</td>
<td>American Addition *</td>
<td>0</td>
<td>SFFS</td>
</tr>
<tr>
<td>2008</td>
<td>Elim Estates</td>
<td>48</td>
<td>SFH</td>
</tr>
<tr>
<td>2007</td>
<td>Restore Columbus</td>
<td>11</td>
<td>SFFS-SS</td>
</tr>
<tr>
<td>2006</td>
<td>City View Homes</td>
<td>34</td>
<td>SFH</td>
</tr>
<tr>
<td>2006</td>
<td>The Crossing at Joyce</td>
<td>1</td>
<td>SFFS</td>
</tr>
<tr>
<td>2005</td>
<td>Fieldstone Court Senior Apartments</td>
<td>48</td>
<td>Senior</td>
</tr>
<tr>
<td>2005</td>
<td>North of Broad (NoBo)</td>
<td>5</td>
<td>SFFS</td>
</tr>
<tr>
<td>2005</td>
<td>Bending Brook Apartments</td>
<td>158</td>
<td>MF</td>
</tr>
<tr>
<td>2004</td>
<td>Summerfield Homes</td>
<td>112</td>
<td>MF</td>
</tr>
<tr>
<td>2003</td>
<td>Mapleside Homes</td>
<td>24</td>
<td>SFH</td>
</tr>
<tr>
<td>2003</td>
<td>Levelgreen Homes</td>
<td>32</td>
<td>SFH</td>
</tr>
<tr>
<td>2003</td>
<td>Spruce Bough Homes</td>
<td>112</td>
<td>MF</td>
</tr>
<tr>
<td>2002</td>
<td>Fairview Homes</td>
<td>32</td>
<td>SFH</td>
</tr>
<tr>
<td>2002</td>
<td>Southside Homes</td>
<td>32</td>
<td>SFH</td>
</tr>
<tr>
<td>2001</td>
<td>Mariemont Homes</td>
<td>32</td>
<td>SFH</td>
</tr>
<tr>
<td>2001</td>
<td>Joyce Avenue Homes</td>
<td>31</td>
<td>SFH</td>
</tr>
<tr>
<td>2000</td>
<td>South East Columbus Homes</td>
<td>39</td>
<td>SFH</td>
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<tr>
<td>2000</td>
<td>Kingsford Homes</td>
<td>33</td>
<td>SFH</td>
</tr>
<tr>
<td>1999</td>
<td>Greater Linden Homes</td>
<td>39</td>
<td>SFH</td>
</tr>
<tr>
<td>1999</td>
<td>Pheasant Run Apartments</td>
<td>136</td>
<td>MF</td>
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<tr>
<td>1999</td>
<td>Marsh Run Apartments</td>
<td>184</td>
<td>MF</td>
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<tr>
<td>1998</td>
<td>Corban Commons</td>
<td>90</td>
<td>Senior</td>
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<tr>
<td>1998</td>
<td>Providence Glen Apartments</td>
<td>144</td>
<td>MF</td>
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<tr>
<td>1998</td>
<td>Neighborhood House Scattered Sites</td>
<td>50</td>
<td>SFH &amp; MF</td>
</tr>
<tr>
<td>1997</td>
<td>South of Main Homes</td>
<td>50</td>
<td>SFH &amp; MF</td>
</tr>
<tr>
<td>1996</td>
<td>Renaissance Community Village</td>
<td>64</td>
<td>MF</td>
</tr>
<tr>
<td>1995</td>
<td>Framingham Village</td>
<td>86</td>
<td>SFH &amp; MF</td>
</tr>
<tr>
<td>1994</td>
<td>George’s Creek Apartments</td>
<td>120</td>
<td>MF</td>
</tr>
<tr>
<td>1994</td>
<td>Kimberly Meadows Apartments</td>
<td>78</td>
<td>MF</td>
</tr>
<tr>
<td>1993</td>
<td>Stoddart Studios</td>
<td>52</td>
<td>SRO</td>
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<tr>
<td>1992</td>
<td>Parkview Village Apartments</td>
<td>16</td>
<td>MF</td>
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<tr>
<td>1992</td>
<td>Emerald Glen Apartments</td>
<td>130</td>
<td>MF</td>
</tr>
<tr>
<td>1992</td>
<td>Starr/High Studios</td>
<td>35</td>
<td>SRO</td>
</tr>
<tr>
<td>1991</td>
<td>Parkmead Apartments</td>
<td>72</td>
<td>MF</td>
</tr>
<tr>
<td>1991</td>
<td>Raspberry Glen Apartments</td>
<td>100</td>
<td>MF</td>
</tr>
<tr>
<td>1990</td>
<td>Indian Mound Apartments</td>
<td>100</td>
<td>MF</td>
</tr>
</tbody>
</table>

**TOTAL UNITS 2,468**

SFH: Lease Option Single-Family Homes; MF: Multifamily; SRO: Single Room Occupancy
SFFS: Single-Family Homes for Sale; SFFS-SS: Single-Family Homes for Sale Scattered Sites

Columbus Housing Partnership is, in most cases, the controlling shareholder of the general partner of the limited partnerships which own these properties, except for Marsh Run, which is owned by a subsidiary non-profit corporation.  
*Construction to start in 2010; # Sales projected to close this year
Columbus Housing Partnership collaborates with a variety of community organizations and businesses to serve the housing-related needs of Central Ohio.

AARP
A.S.S.E.T.S., The Breathing Program
Alvis House
America’s Second Harvest Food Bank
B.I.A.
B.R.E.A.D.
Canal Winchester Local Schools
Capital University
Catholic Diocese of Columbus
Central Community House
Central Ohio Breathing Association
Children’s Hunger Alliance
City of Columbus
City of Refuge Point of Impact CDC
Clark Realty Group
Coldwell Banker King Thompson
Columbus Apartment Association
Columbus Board of Realtors
Columbus Department of Recreation and Parks
Columbus Metropolitan Housing Authority
Columbus Mortgage Bankers Association
Columbus Neighborhood Pride Centers
Columbus Public Schools
Columbus Realist Association
Columbus State Community College
Columbus Urban League
Community Development For All People
Community Properties of Ohio
Community Research Partners
Community Shelter Board
Consumer Credit Counseling Services
Dayspring Christian Community Development Corporation
Directions for Youth and Families
Dooley & Company Realtors
Eastside Development Organization
Eldon and Elsie Ward Family YMCA
Environmental Management, Inc.
Exit One Realty
Exit Realtor
Faith in Action Church
First Church of God
FIRSTLINK, Inc.
Franklin County Board of Health
Franklin County Department of Economic Development and Planning
Franklin County Senior Option Programs
Franklinton Development Association CDC
Franklin Park Conservatory
Gideon Development Partners
Governor’s Office of Faith Based Initiatives
Greater Hilltop Resource Center
Greater Linden Development Corporation
Home Depot
Homes on the Hill CDC
Keep Columbus Beautiful
King Arts Complex
King-Lincoln Bronzeville Neighborhood Association
Leadership Columbus
Legal Aid Society of Columbus
LifeCare Alliance
Long Street Business Association
Lowe’s Home Improvement
Lutheran Social Services of Central Ohio
Main Homes Community Development Corporation
Mid-Ohio Food Bank
Mid-Ohio Regional Planning Commission
MiraCit Community Development Corporation
Mount Hermon Baptist Church
Mount Vernon AME Church
Nationwide Children’s Hospital
Neighborhood Design Center
New Salem Missionary Baptist Church
Ohio Florists Association
Ohio NeighborWorks Collaborative
Olde South Side Community Partnership
Pickerington Local School District
Real Living HER
Realty Executive Decision
REMAX Impact
REMAX Town Center
REMAX Realty
Rebuilding Together Tool Library
Renaissance Community Development Corporation
St. Stephen’s Community House
Save Our Homes Task Force
Second Baptist Church
South Side Community Action Network
South Side Settlement House
South-Western City Schools
The Heart of Ohio Health Centers
The Ohio State University
Tray Lee Community Center
United Way of Central Ohio
Vineyard Church of Columbus
YMCA of Central Ohio
Revenue and Support

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Grants</td>
<td>$ 3,106,103</td>
</tr>
<tr>
<td>Grants - Permanently Restricted</td>
<td>$ 357,211</td>
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<tr>
<td>Development Fees</td>
<td>$ 931,933</td>
</tr>
<tr>
<td>Contributions and Pledges</td>
<td>$ 522,296</td>
</tr>
<tr>
<td>Interest Income</td>
<td>$ 99,990</td>
</tr>
<tr>
<td>Rental and Other Revenue*</td>
<td>$ 893,865</td>
</tr>
<tr>
<td><strong>Total Revenue and Support</strong></td>
<td><strong>$ 5,911,398</strong></td>
</tr>
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</table>

Expenses

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program Services</td>
<td>$ 3,494,575</td>
</tr>
<tr>
<td>Management &amp; General Operating</td>
<td>$ 924,275</td>
</tr>
<tr>
<td>Fundraising</td>
<td>$ 212,859</td>
</tr>
<tr>
<td><strong>Total Expenses</strong></td>
<td><strong>$ 4,631,709</strong></td>
</tr>
<tr>
<td>Change in Net Assets</td>
<td>$ 1,279,689</td>
</tr>
<tr>
<td>Net Assets - Beginning of Year</td>
<td>$ 4,983,536</td>
</tr>
<tr>
<td>Net Assets - End of Year</td>
<td>$ 6,263,225</td>
</tr>
</tbody>
</table>

*Includes contribution of limited partnership interest

Revenue

- Grants: 59%
- Development Fees: 16%
- Rental and Other Revenue: 17%
- Contributions and Pledges: 9%

Expenses

- Program: 75%
- Management & General: 20%
- Fundraising: 5%
Sustaining Supporters

CHP is grateful to the following individuals, organizations and corporations that have provided significant financial support for general operating, development, homebuyer education activities and program expenses.

Affordable Housing Trust for Columbus and Franklin County
Alliance Data
American Electric Power
Anonymous
Bank of America
Battelle Memorial Institute
Jill Beckett-Hill
Barbara Brandt
Stephen and Vicki Buchenroth
Coldwell Banker King Thompson
Steve Campbell
Patricia Cash
Kenneth Christopher
CITI Foundation
City of Columbus
Columbia Gas of Ohio
Columbus Board of Realtors
Columbus Jewish Foundation – Sandy Goldston Memorial Foundation
Columbus Metropolitan Housing Authority Corporation for National Service
Crane Group
Peter Edwards
Lynn Elliott
Enterprise
Fifth Third Bank
First Merit Bank
Franklin County Board of Commissioners
Federal Home Loan Bank of Chicago
Federal Home Loan Bank of Cincinnati
Thomas and Wendy Feusse
Roberta Garber and Robert Fisher
Franklin County Treasurer
Troy D. and Leslie R. Frye
Larry Goldbach
Patrick and Suzanne Grabill
Greater Columbus Arts Council
Christopher & Jennifer Grim
John and Victoria Hart
Max Holzer
Housing Partnership Network
J.P. Morgan Chase & Co.
Gene Jensen
Dale and Christine Kaprosy
Frank Kass
Harold Keller
Donald and Nancy Kelley
KeyBank
James Kilgore, Jr.
Leonard and Lisa King
Amy Klaben and Jordan Finegold
Kiwanis Club of Columbus
Nancy L. Kowalski
Robert Lazarus, Jr.
Limited Brands
Sarah Luken
M/I Homes Foundation
Bruce Massa
Michael Martin
Mark McDermott
Susan Fuller McDonough
Buffy R. McGee Patterson
Meijer
Larry Metzger
National City
Nationwide
NeighborWorks America
Ohio Attorney General
Ohio Capital Corporation for Housing
Ohio Community Service Council
Ohio Department of Development
Ohio Housing Finance Agency
Oswald Companies
Rick Pfeiffer
Carol Prigan
Chris Reese
Rockford Homes
Larry Ruben
Lawrence Schaffer
Robert Schottenstein
Valorie Schwarzmann
Donald Shackelford
Shelley Shively
Sanford Solomon
Robert Taggart
The Columbus Foundation
The Columbus Foundation – Helen Sells Clarkson Family Fund
The Columbus Foundation – Marsh Family Fund
The Columbus Foundation – Robert F. Werner Family Fund
The Columbus Foundation – The Scotts Miracle-Gro Community Garden Academy
The Edwards Foundation
The Huntington National Bank
The Kroger Company
The Wallick Companies
Third Federal Savings & Loan
Vincent and Edna Thomas TownHomes Management Company
Tri County Area Realty Association
U.S. Bank
U.S. Department of Housing and Urban Development
UWCO Neighborhood Partnership Center
Vorys, Sater, Seymour and Pease LLP
Wal-Mart Foundation
Robert J. Weiler, Sr.
Robert “Skip” Weiler, Jr.
Steven Weiler
Wells Fargo
Carmen C. Wilder
Stephen Wittmann
Wolfe Associates
World Financial Network National Bank
Robert Yoakam, Jr.
The current economic crisis is taking a toll on our friends, families and neighbors. No one can weather this difficult time by standing alone. **You can be part of helping our community by doing any or all of the following:**

- Tell your friends, colleagues and family members about Columbus Housing Partnership and our programs. Everyone needs to know about our free homebuyer education and foreclosure prevention programs.

- Tell anyone thinking of buying a home to come to Homeport or visit us at Homeportcolumbus.com to view the wide-range of high-quality affordable homes for sale.

- Volunteer in our affordable housing communities to help a child succeed in school and ensure that families are successful in their housing.

- Participate in our holiday wish program by donating toys, books or other items or making a monetary donation. You can make a child in one of our affordable communities smile this holiday season!

- Make a contribution to Columbus Housing Partnership to help us revitalize neighborhoods, provide counseling to families facing foreclosure, develop quality affordable housing and ensure people have the tools they need to be successful in their housing and in their lives.

Columbus Housing Partnership would like to thank you for your support and your dedication in helping us meet the needs of those in our community.